

Summary Minutes
City of Sedona
Historic Preservation Commission Meeting
Vultee Conference Room, Sedona City Hall, Sedona, AZ
Monday, September 14, 2009 – 4:00 p.m.

1. **Verification of notice, call to order, roll call and Pledge of Allegiance.**
Chairman Unger called the meeting to order at 4:07 p.m.

Roll Call:

Commissioners: Chairman Brynn Unger, Vice Chairman Greg Ruland and Commissioners Richard Mayer, Marjorie Miller - excused, and Noreen Wienges

Staff: Audree Juhlin, John O'Brien and Donna Puckett

2. **Public forum for items not on agenda. Limit of 3 minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public).**

The Chairman opened the public forum and having no public present, closed the public forum.

3. **Consent agenda:**

- a. **Approval of minutes of August 10, 2009 meeting.**

The Chairman indicated this item is for approval of the minutes of August 10th.

MOTION: *Vice Chairman Ruland moved to approve the minutes of August 10th. Commissioner Wienges seconded the motion. VOTE: Motion carried four (4) for and zero (0) opposed. (Miller excused)*

4. **Commission and staff announcements and summary of current matters.**

John O'Brien indicated that the Hart Store was flooded last Thursday, and the owners don't have flood insurance. The water was about 2½ ft. to 3 ft. high outside, but they kept the water pretty much out of the main part of the building. The back has a covered patio area that did take on a foot or two of water; the flooring was warped and almost all of the flooring has been ripped out. They lost some inventory, but not a lot. The subflooring looks pretty good and his understanding is that they are going to temporarily move the business to another Uptown location to keep it going. The owner is a contractor, so he will try to put new flooring in, and they want to check to see if there may be some mold issues, but it was in and out quickly, so it wasn't standing water for a period of time. The Fire District had to break a back window to get a couple of employees out of there.

The owners got a big dumpster and we are going to try to reimburse them for that cost; we have a Neighborhood Dumpster Program. Janeen Trevillyan has emailed Jim McPherson, an Arizona Preservation Foundation Board Member, to see if there is any funding available. It could have been a lot of worse; if you go by there you can see the high water mark on the building. He thinks they are going to be okay; it is just traumatic and they have work to do to get it back in shape. Chairman Unger thanked John for the update and indicated that she has something that she is going to put on the table under the grant program.

Chairman Unger distributed CDs that have all of the forms and some details about what HPC does; there are some things that we will probably need to update later. Also, she would like to have all of the forms in PDF format for completion on the computer.

On October 9th, they will be going for the National Landmark designation in Phoenix for the Chapel. Kathy has a vehicle and we will be leaving at 7:30 a.m. from here; it will be all day, because we are toward the end of the schedule, and she and Kathy are going. Commissioner Wienges added that she also will be going and asked if our role is mostly community support. Chairman Unger indicated yes, but she has seen them ask questions of the community; however, the written word generally doesn't need to be added to, but it is good for a number of us to be there.

5. Discussion/possible action and status report on 2009-10 Small Grant Program.

Chairman Unger indicated that Audree Juhlin provided copies of the two applications that are complete. The Commission needs to review them, and she is not really willing to do it in a short period of time, so we will leave the decision until the next meeting, when we will vote on these applications. Even with both of those applications, we will have money left over for another cycle; these are for the Unity Church and the Charter School.

We might want to consider the Hart Store and whether or not we can award a grant to them. The problem is that most of the damage is probably interior, and for the most part, we are concerned with the exterior, but the reality is that if the floor isn't there, what do we have of the building, so that may be something to bring up at the next meeting.

We may also want to find out about the Owenby Ditch; she will call Steve Segner to see if that was damaged; who knows it may have helped it, but that might be another thing we to look at for a grant. One other item is that Jill Sands called and she wants us to consider her driveway in front of her house, but that is not something we have looked at before. Her argument is that it is part of the house and the visual of the house. We can discuss that, but she (the Chairman) has a feeling that is outside of the boundaries of the grant program.

Commissioner Mayer asked if we ever landmarked the Unity Church and the Chairman said no. Commissioner Mayer then asked why we are considering a grant. Chairman Unger explained that it is designated as one of the houses we consider historic, but certainly that is an argument that can be made, because they have resisted doing that. In our grant structure, we have points and these were the only two that fulfilled all of the requirements, but it doesn't fulfill that. Audree Juhlin explained that you can't necessarily deny it based on the fact that it is not landmarked, because the grant criteria say it doesn't have to be landmarked; it encourages that you do. If you have any concerns about what is being requested, you can look at it from that perspective.

Chairman Unger pointed out that we can ask them to consider landmarking it again and Audree indicated that she would recommend that. Chairman Unger confirmed for Commissioner Mayer that we gave them a grant a couple of years ago and indicated that when we may look at our grant program again. We could give one grant, and then if they want a second grant, they need to landmark. Audree indicated that is a great idea.

Chairman Unger indicated that we haven't had a chance to review the two applications, so she thinks it is better to wait until our next meeting. Audree indicated that was also Kathy's suggestion, so you can take time to review them.

6. Discussion/possible action on new member recruitment for Historic Preservation Commission.

Commissioner Wienges indicated that she talked to a couple of people today that may be interested; one has been in Sedona for quite a while and her husband is a builder. She has done work in interior design and has written a book; she also is very interested in history. The Commissioner indicated that she suggested that the person attend the next meeting. The Chairman indicated that we can also send some information, and Kathy has a PowerPoint presentation that she reformulated to try to encourage people to join the Commission. At some point, we may all want to see that, but it looks very good and makes it seem like a very interesting role. Kathy is going to show it to the Board of Realtors too. We are now missing two people, but the terms for Commissioners Mayer and Miller are also ending, so in reality we will be missing four Commissioners.

Commissioner Mayer stated that he will stay on until we formalize something. Commissioner Wienges indicated that she talked with a second person who has a very dynamic personality, but she will talk with that person further. The Chairman indicated it would be great to have an architect like Commissioner Mayer, and Kathy indicated that someone who will be moving into town came into the office and was very interested, but he can't join the Commission until he is in the community.

The Chairman asked if anyone knows of where we could give the PowerPoint presentation, to let her know, because the photographs do give you a good idea of what we are doing. Commissioner Mayer commented that it would also be nice to have a realtor on the Commission. The Chairman agreed and indicated she has talked to two, but it is a difficult time for them; it is a battle for them right now.

Audree Juhlin indicated that the existing deadline for applications is Friday, September 25th. The Chairman suggested that Commissioner Wienges have the interested person give her a call and she can get her some information to start rolling this out, because the end of the terms is coming up, and that will leave only us, which makes it hard if one of us needs to be somewhere else. Commissioner Wienges noted that the application also needs to be in by the 25th, if possible. The Chairman indicated that we will probably have another ad, but it would be nice to have one from this sequence.

7. Discussion/possible action on 2009-10 Commission Work Plan and commissioner involvement in Work Plan tasks:

a. Education and Public Outreach

Chairman Unger indicated that she and Kathy were going to redo the Endangered Places brochure, because they want to boost a couple of things in the brochure, and she found a couple of other buildings that we will discuss. We might need to bring it to the Commission again, because they are a little more controversial. We had also discussed listing SAC, but we will come up with the list and present it to the Commission. If you think of any others, let her know, because they do look at that list, and we could roll one out every 6 months to keep circulating them. National doesn't keep the same one

year after year. Rigby is on the list and actually at the top of the list and probably needs to stay there, but there are a couple of others we may have an issue within the next few months.

b. Survey Field Work

The chairman indicated that we have pretty much decided that we need to redo that work, so that will come up in one of the next meetings for discussion.

c. Madole Home landmark prospects

Chairman Unger reported that she, Commissioner Mayer and Kathy looked at a house on Copper Cliffs right on the river, and when we first looked at it, we didn't think there would be any possibility of landmarking it; however, the owner has called and is possibly interested in landmarking it. We have taken pictures and it is in pretty good shape, but the roof needs to be replaced. Commissioner Mayer added that it had some additions, but they were probably from the same era of within 10 years after it was built. They enclosed the back, but it has a great fireplace, entry and it is classic. The Chairman explained that the addition is on the back, and for the most part, it wouldn't be an issue. Commissioner Mayer agreed they didn't change the front. The Chairman added that it will take some work, but the owner seems up to doing it. They will have to replace the roof, because there is a lot of mold in it and it had been neglected for a long time. Vice Chairman Ruland indicated that it looks like a good prospect.

8. Discussion/possible action on:

a. Prospects for designation of landmarks or historic districts

i. Discussion of local architect Don Woods' early work in Sedona.

Chairman Unger indicated that we have the framed blueprints of Don Woods' architecture and we need to discuss whether or not his homes are in a position to be landmark yet; however, we do need to sort of move on this now, because we may lose some of these homes, if people don't understand they are significant. Kathy suggested that we contact the owners of the first five or six homes and do some event as an honorary recognition of Don Woods.

Commissioner Wienges suggested presenting some certificate to the owner, so they will remember that the home is important. Chairman Unger indicated that is a good idea and we may want to consider certificates for other property owners also, such as Relics, to honor the fact that they are trying to maintain their homes and for them to know that the City has recognized that.

Commissioner Mayer indicated the owner of Don Woods #5 on Johnny Guitar is interested in landmarking it. It is the home he (Commissioner Mayer) owned when he first moved here, and it escaped most of the flood in that neighborhood. They need to do a little work on it, but they are interested and it is an impressive house. The Chairman asked if Commissioner Wienges would follow through to ensure things are happening for the Don Wood's group of homes, as an overseer, and Commissioner Wienges stated sure. Commissioner Mayer indicated that Kathy has a list of the five homes and Don's own description of them. Chairman Unger asked

Commissioner Mayer to brief Commissioner Wienges on the homes, since he is willing to stick with us and help; Commissioner Mayer indicated sure.

Commissioner Mayer indicated he also would like to do something with that survey field work and make heads or tails out of all of the work that was put into it, without doing the whole thing all over again. There has to be something that can be salvaged. The Chairman indicated she would be more than willing to help.

b. Certificates of Appropriateness

There was no discussion on this item.

c. Updates to Historic Resource Survey

There was no discussion on this item.

d. Condition of Landmarks or other historic properties

Chairman Unger indicated that Commissioners Miller and Wienges and Kathy went to Arroyo Piñon, and Kathy is nailing down its history. Commissioner Wienges added that we all had very scattered notes and Commissioner Miller and Kathy were going to try to organize those notes, but she doesn't know what the outcome was. The owners are great storytellers and we were separating out the facts. It is a very impressive piece of property and the original ranch house, built between 1947 and 1953, has been preserved. The current owners have been there since 1986, and they value the original. They also have two outbuildings that they have converted into studios; he is a painter and she does weaving. Chairman Unger indicated that once we know the history, we can take a better look at it.

The Chairman indicated that the other property is the SAC and she doesn't think we have moved ahead with anything. We had discussed making an effort to see if they would landmark the back side of the building; there have been some issues as to whether or not it has been too changed on the front side, but if you look at it from the one angle, it pretty much holds to that timeframe. Kathy has been concerned about how we approach SAC, but it could be taken down.

Commissioner Mayer indicated he met a woman who received a grant from the Arts & Culture Commission to do a video on the history of SAC to celebrate their 50th anniversary, and that may educate some people as to its value; he connected her with Janeen Trevillyan. Vice Chairman Ruland indicated he would follow-up. Donna Puckett suggested talking with Linda Pallas, Chairman of the Arts & Culture Commission, Mary Pope, the Vice Chairman, or Mei Wei Wong who is also on the Arts & Culture Commission, because they are all involved with SAC. Chairman Unger indicated that is a good idea and she will talk with them, because we want SAC to see the value of this. Commissioner Mayer indicated he thinks Kathy may have talked to the new President of SAC. The Chairman noted that she would hate to see that building go, because we don't have that many two-story buildings built in that era.

Commissioner Mayer asked if one person should spearhead whatever conversations we have with them, so they don't get a mixed message. Chairman Unger indicated she

agreed. Vice Chairman Ruland indicated that since Kathy has made the initial contact, maybe we should wait until she returns. Chairman Unger indicated we can wait, but in the meantime, she can introduce him to these ladies. Audree indicated it would be appropriate for the Commission to make contact and negotiate with them. Chairman Unger indicated that she will talk to Kathy when she returns and talk to these ladies; then she will get with Vice Chairman Ruland, because when we go to the board it would be best for one person to be the contact. Commissioner Mayer asked if any plans have been filed, and Audree indicated not that she is aware of, but she will put an alert on that property. Commissioner Mayer requested that the first five Don Woods' homes also be flagged and Audree indicated that she will just need the addresses.

9. Discussion/possible action regarding future meeting dates and future agenda items.

Chairman Unger indicated that October 12th will be the next meeting and to let her know if there is any attendance problem. November 2nd, we will prepare for our joint meeting with the City Council on November 9th. Commissioner Mayer stressed the need to get new Commissioners on board and asked if it would do any good to do a story on Commissioners. Vice Chairman Ruland explained that we have done one. Donna Puckett suggested checking with the Sedona Historical Society to see if anyone is interested. Chairman Unger indicated she will check with them and some of the past Commissioners for suggestions. Audree indicated that she is going to place a paid ad in the Red Rock News to say volunteers needed, and then she will list the Planning & Zoning, Housing and Historic Preservation Commissions and the Water Committee and give some brief bullets on what they do. She probably will not do that next week, but the following week. Donna noted that since the question regarding the future of Commissions and Committees has been answered, more interest may be generated now too.

10. Adjournment.

The Chairman called for adjournment at 4:57 p.m., without objection.

I certify that the above is a true and correct summary of the meeting of the Historic Preservation Commission held on September 14, 2009.

Donna A. S. Puckett, *Recording Secretary*

Date